

DEFINITIONS

APPROACH STREET:

A new route or an open street not adjacent to a subdivision being platted, but which provides access or improved access to such subdivision.

APPROACH MAIN OR BOUNDARY FACILITY SERVICE CONNECTIONS:

Service connections located outside the development for which the “approach main” or “boundary facility” is constructed, and connected directly to the “approach main” or “boundary facility”.

APPROACH MAINS:

- a. Water
The offsite main required to connect a development to a source of ample supply, which shall not be less than eight inches in diameter.
- b. Sewer
The sanitary sewer required by the Water Department to serve the entire drainage area in which it is to be constructed, both inside and outside of a developer’s property, under ultimate development conditions, to connect sanitary sewer facilities in the development to the City sanitary sewerage system.

ARTERIAL ROADWAY:

Part of the roadway system that serves as a principal network for through traffic flow. Such roadways connect areas of principal traffic generation and include major thoroughfares and highways entering the City.

ASSESSMENT ADMINISTRATION:

Assessment administration costs includes advertising, filing fees, salaries, and all other associated costs in the City’s efforts in administering the assessment paving program.

BACK LOT:

Residential lot abutting two streets, but facing on the street not being improved.

BORDER DRAINAGEWAY:

A creek, channel, or low area which, in its natural state, conveys storm water runoff generally along the boundary of two properties which are under separate ownership; or a drainageway formed or excavated along such a boundary by work such as fill, berms, retaining walls, excavation, or features such as railroads, pipelines, or private roadways.

BORDER STREET:

A street that divides properties under a separate ownership, one side of which is adjacent to property being platted for development.

BOUNDARY STREET:

A street that forms a boundary between two municipalities.

BRIDGE:

A structure that supports a public street where it passes over a drainage way or street.

CCN:

The Certificate of Convenience and Necessity for water or sewer utility service issued by the Texas Natural Resource Conservation Commission to a public or private organization to provide exclusive water or wastewater service to a defined area.

CFA:

Community Facilities Agreement

CITY:

City of Fort Worth, Texas

CITY CODE:

The City Code of the City of Fort Worth (1986), as amended.

COLLECTOR STREET:

A distribution and collection roadways serving traffic between major arterials and local roadways that is used mainly for traffic movements within residential, commercial and industrial areas

COMMERCIAL DEVELOPMENT/COMMERCIAL PROPERTY:

All properties, other than one- and two-family residentially zoned properties, that require extensions of community facilities due to new construction or expansion of existing improvements on the property

COMMERCIAL ESTABLISHMENT:

Any establishment other than a one- or two-family residence

COMMUNITY FACILITIES:

Streets, storm drains, water and sanitary sewer facilities, bridge, culverts, and such other public facilities that are constructed under a community facilities agreement.

COMMUNITY FACILITIES AGREEMENT OR CONTRACT:

A contract between the developer and the City for the construction of one or more of the following public facilities within City public right-of-way or easement: water, sanitary sewer, street, storm drain, street light, and street name signs. A contract may include private facilities within right-of-way dedicated as private right-of-way or easement on a recorded plat.

CONSTRUCTION ENGINEERING shall consist of the following:

- a. Review and approval of plans and specifications and contract documents.
- b. Advertising and receipt of bids and award of contracts (if required).
- c. The setting of line and grade stakes from the approved plans.
- d. Necessary laboratory tests to assure compliance with plans and specifications except those specified in the project specification documents.
- e. Field inspection to assure compliance with plans and specifications.
- f. Review and approval of change orders submitted by developer's design engineer.

- g. Preparation of monthly estimates and final payments to the construction contractor.
- h. Final inspection for acceptance of project by City.

COUNCIL:

The duly elected and qualified governing body of the City of Fort Worth, Texas.

CURBLINE:

An imaginary vertical line that intersects the back of the curb of an existing or proposed street

CULVERT:

A conduit that carries storm water underneath a street

DEDICATED STREET OR ALLEY:

Any street or alley for which the right-of-way has become public property through platting, deed, or public usage as defined by law.

DEPARTMENT:

The department having jurisdiction over work being performed, including the Water Department, Department of Transportation and Public Works, or the Department of Engineering.

DESIGN ENGINEERING:

All necessary studies, tests, preliminary plans, and other documents necessary for the preparation of complete plans, specifications and contract documents meeting the approval of the department having jurisdiction over the work

DEVELOPER:

- a. Any type of new water or sewer customer other than a “single customer”.
- b. The owner or its agent of a tract of land that has been subdivided or is being subdivided.

DEVELOPMENT:

A tract of land to which a developer is extending street, storm drainage, water and/or wastewater facilities to provide service to one or more existing or proposed lots within the tract

DIRECTOR:

The director of the Water Department, the director of the Department of Transportation and Public Works, or the director of the Department of Engineering, as the case may be, or his or her designee.

DRAINAGE PLAN:

A general plan for handling the storm water affecting property proposed for development. The drainage plan shall show how and where water will be received from adjacent higher areas; how and where it will be collected and handled within the property; and how and where it will be discharged to a recognized drainageway in a lower area. The plan shall deal with individual watershed areas as necessary; show the proposed phasing of development and attendant phasing of drainage improvements; describe any unusual water features anticipated; provide topographic, physical and geographical information as required for concept plans per the Plan Commission Rules and Regulations; and form the basis for subsequent review of design plans submitted for property to be final platted.

EARTHWORK:

In regard to assessment paving, shall mean excavation, grading, borrow, embankment, clearing and grubbing, and preparation of right-of-way.

ENHANCED COMMUNITY FACILITIES AGREEMENT:

Any CFA that varies from this “Policy for Installation of Community Facilities”

EXISTING DEVELOPED RESIDENTIAL AREA:

A defined area in which at least fifty-one percent (51%) of the lots of record already have existing improvements and in which a community facility is required for the benefit of the area as a whole.

FIRELINE:

A private line for fire protection purposes connected to the Fort Worth water system that connects to a fire extinguishing system with an automatic sprinkler system, a standpipe system, a combined system, basement pipe inlet, and/or private fire hydrants.

FRONT FOOT CHARGES:

a. Water

The charge made for a connection to a water main, in addition to the regular tap or service connection fee, based on the front footage measurement of the property to be served. The amount of the front foot charge shall be established by ordinance.

b. Sewer

The charge made for a connection to a sanitary sewer, in addition to the regular service connection charge, based on the front footage of the property served. The amount of the front footage charge shall be established by ordinance.

FRONT FOOTAGE:

The number of linear feet in that portion of a property boundary abutting a street, alley, or easement containing a sanitary sewer or water facility for which front foot charges are collected for connection.

In the case of an easement containing a sanitary sewer for which front foot charges are collected for connection, which sewer crosses through the property to be served, the “boundary” on which the front foot charge is to be based shall be the length of the sewer within the limits of such property, measured along the center line of such sewer. Front footage to be used in application of front foot charges shall be determined as follows:

- a. The front foot charge shall apply directly to property platted into the usual rectangular lots or tracts of land, except that the minimum front footage to be used in determining a charge to be made for connection of a one unit or a two unit residence shall be 100 feet.
- b. Where the property served is irregular in shape, the front footage shall be computed as one-sixth of the perimeter of such property, except that in no case shall the charge for a one unit or a two unit residence on such property be based on a front footage in excess of 100 feet. A front foot charge will be due each time a connection is made to a different water or sewer facility from such irregularly shaped lot or tract.
- c. On property which is rectangular in shape and has more than one boundary abutting a street, alley or easement containing a sanitary sewer or water facility servicing the property, only that boundary across which a connection is effected will be used in determining front foot charges, except as provided under a, b, and c.
- d. Where one or more residences are located on an unsubdivided tract, each such residence shall be charged for a front footage of 100 feet, with the provision that if the property is later subdivided into lots, each requiring additional connection to a sanitary sewer or water facility will be charged for front footage in the usual manner. Commercial property will be charged on the basis of actual front footage as defined above under a, b, and c.

INTERIOR STREET:

A street that is located within a development and is being platted, a street that has been platted and is not open on the ground, and/or an open street that bisects property under a single ownership.

IRREGULARLY SHAPED LOT:

A lot, either residential or commercial that has an irregular shape, such as triangular.

LOCAL OR MINOR STREET:

A roadway used primarily for direct access to residential, commercial, industrial, or other abutting property. Does not include roadways carrying through traffic.

MAJOR THOROUGHFARE:

See “Arterial Roadway”

NEW DEVELOPMENT:

The construction or installation of community facilities (including without limitation streets, storm drains, water, and sewer) in an undeveloped area

NEW STREET CONSTRUCTION:

Paving of a street that has not previously been paved, or that has been surfaced, but is not on City grade.

NON-CONFORMING USE:

A use of property that was legal when established but that no longer conforms to the zoning ordinance.

NON-PROFIT PROPERTY:

Any property such as churches or schools that is carried as exempt on City tax rolls.

ON-SITE MAINS:

- a. Water
An on-site water main is one that provides service within a development or subdivision
- b. Sewer
An on-site sanitary sewer main is one designed to serve the entire drainage area in which it is to be constructed both inside and upstream from all or part of a developer's property, under ultimate development conditions, but which is located entirely within the limits of the development.

OPEN STREET OR ALLEY:

Any street or alley for which the right-of-way has become public property through platting, deed, or public usage as defined by law, and which is presently being used by vehicular traffic.

ORDINANCE:

City of Fort Worth Ordinance No. 7234, as it may be amended from time to time, amending the Code by adding Appendix H, which Appendix shall constitute the "Subdivision Ordinance of the City of Fort Worth".

OWNER-OCCUPIED RESIDENCE:

A building used as the actual residence of the owner, with the only commercial enterprise being rental of one part of a duplex or one room of the building for residential purposes.

PUBLIC WATER:

The concentration of surface water flowing through or from public land, right-of-way or easements. Public water must be contained within a drainage easement until these waters return to a natural flow condition.

REDEVELOPMENT:

The reconstruction or the improvement of an area within a built-up area with existing community facilities.

RESIDENTIAL DEVELOPMENT:

Any platted residential property along a street where the greater portion of the property footage between two intersecting streets is owned by the individual or firm developing all or any part of the lots, or any new residential platting.

In the case of storm drain policy, this designation shall apply to all residential subdivisions in which houses are not constructed on at least 51 percent of the lots of record within the area defined as requiring community facilities.

RESIDENTIAL PROPERTY:

Property zoned “A-43”, “A-21”, “A-10”, “A-7.5” or “A-5” one-family, “B” two-family, “R-1” or “R-2” Residential or “AR” residential and used for either one-family or two-family dwellings.

SERVICE CONNECTIONS:

- a. Water
The connection between a water main and the water meter through which a given property is supplied with water.
- b. Sewer
That portion of the house sewer located in the roadway of a public street between the main or lateral sanitary sewer in such street and a point approximately three feet behind the curb line of such public street nearest to the site to be served, or to that portion of the house sewer located in a public alley, or to the tap and test tee installed for connection to a sanitary sewer located in the parkway of a public street or in an easement.

SHORT FORM COMMUNITY FACILITIES AGREEMENT:

A letter agreement between a Developer and the City for the installation of storm drainage, street, water or sanitary sewer improvements involving no City cost participation.

SIDE LOT:

Residential property abutting two streets at their intersection, with the longer street frontage being the side of the lot.

SINGLE CUSTOMER:

An existing occupied residential establishment or an existing commercial establishment not presently connected to the City’s water and/or sanitary sewerage systems.

STORM DRAIN PIPE:

A continuous pipe that carries storm water beneath the surface of the ground.

STREET:

Property dedicated for the public’s use for vehicular and/or pedestrian traffic, including a street dedicated as a private street.

STREET RECONSTRUCTION:

The widening and/or complete rebuilding (including base rehabilitation and new surface construction) of an existing street that has asphalt, concrete or brick surface built on City grade.

UNOPENED STREET OR ALLEY:

Any dedicated street or alley that is not being used by vehicular traffic.